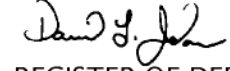


NEBRASKA DOCUMENTARY  
STAMP TAX  
Nov 09, 2015  
\$ Ex023 By KV

FILED  
CASS COUNTY, NE.

2015 Nov 09 PM 04:00  
Bk 79 OF GEN PG 614

  
REGISTER OF DEEDS  
#05255 \$22.00

### INGRESS/EGRESS DRIVEWAY EASEMENT

This grant made this 5<sup>th</sup> day of November, 2015, between Windmill Management, LLC, GRANTOR, and Jerry J. Maher and Janice Maher, GRANTEE.

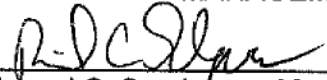
Grantor is the owner of the following real estate located in Cass County, Nebraska, legally described as set forth on Exhibit "1" attached as "Parcel No. 1".

Grantee is the owner of the following real estate located in Cass County, Nebraska, adjacent to Grantor's property, and legally described as set forth on Exhibit "2" attached as "Parcel No. 2"

In consideration of VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Grantor does hereby grant to Grantee a permanent non-exclusive easement for ingress and egress over the real estate located in Cass County, Nebraska, legally described as set forth on Exhibit "1" attached as "Access Easement".

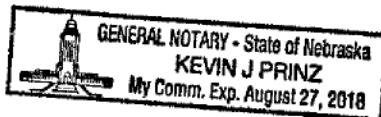
Said easement is for a non-exclusive access easement for ingress and egress to Grantee's real estate described above. Said easement will run with the land and enures to the benefit and detriment of Grantee's and Grantor's successors and assigns forever. The cost for maintenance and upkeep of said easement area shall be shared equally 50/50 by both parties.

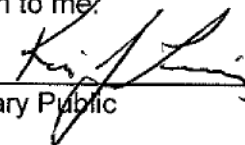
WINDMILL LAND MANAGEMENT, LLC, Grantor

By   
Richard C. Snodgrass, Member

STATE OF NEBRASKA – COUNTY OF DODGE ) ss.

The foregoing instrument was acknowledged before me on November 5, 2015 by Richard C. Snodgrass, Member, Windmill Land Management, LLC, Grantor(s), known to me personally or who have produced satisfactory evidence of identification to me.



  
Notary Public

## EXHIBIT "1" LEGAL DESCRIPTIONS

### Parcel No. 1:

A parcel of land being part of the Southwest Quarter of the Northeast Quarter, and part of the Southeast Quarter of the Northwest Quarter, and part of the Northeast Quarter of the Southwest Quarter, all in Section 6, Township 11 North, Range 9 East of the Sixth P.M., Cass County, Nebraska, being described as follows:

Commencing at the North Quarter Corner of said Section 6; thence S00°40'01"W (assumed bearing) on the East Line of the Northeast Quarter of the Northwest Quarter of said Section 6, a distance of 1314.71 feet to the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 6, this being the true point of beginning; thence N89°35'05"W on the North Line of said Southeast Quarter Northwest Quarter, a distance of 1315.19 feet to the Northwest Corner of said Southeast Quarter Northwest Quarter; thence S01°12'45"W on the West Line of said Southeast Quarter Northwest Quarter, a distance of 1321.49 feet to the Southwest Corner of said Southeast Quarter Northwest Quarter; thence S01°14'50"W on the West Line of the Northeast Quarter of the Southwest Quarter of said Section 6, a distance of 716.26 feet to a point on the Northwesterly Right-of-Way Line of the BNSF Railroad; thence N62°23'21"E on said Northwesterly Right-of-Way Line, a distance of 869.08 feet to a point of curvature; thence northeasterly continuing on said Northwesterly Right-of-Way Line on a 7564.45 foot radius curve to the left an arc distance of 45.98 feet to the Southwest Corner of a parcel of land previously described and recorded in Deed Book 177, page 774 of the Cass County Register of Deed's records, the chord of said curve bears N57°33'20"E 45.98 feet; thence on the perimeter of said parcel as follows; N01°23'31"E 179.95 feet, N87°24'59"W 143.22 feet, N04°49'46"W 265.35 feet, S87°18'25"E 294.98 feet, S11°40'34"W 167.25 feet, S21°54'52"W 85.84 feet, S06°04'19"W 70.59 feet, S09°40'06"E 76.94 feet to the Southeast Corner of said parcel, said corner also being on the Northwesterly Right-of-Way Line of the BNSF Railroad; thence northeasterly continuing on said Northwesterly Right-of-Way Line on a 7564.45 foot radius curve to the left an arc distance of 578.81 feet to a point on the West Line of the Southwest Quarter of the Northeast Quarter of said Section 6, the chord of said curve bears N54°31'44"E 578.87 feet; thence N00°40'01"E on said West Line, a distance of 31.90 feet; thence northeasterly continuing on said Northwesterly Right-of-Way Line on a 7539.45 foot radius curve to the left an arc distance of 1695.86 feet to a point on the North Line of said Southwest Quarter Northeast Quarter, the chord of said curve bears N45°44'33"E 1692.29 feet; thence N89°34'45"W on said North Line, a distance of 1198.22 feet to the true point of beginning, containing 66.30 acres, more or less.

### Access Easement:

A 30 foot wide strip of land located in the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter, and the Northeast Quarter of the Southwest Quarter, all in Section 6, Township 11 North, Range 9 East of the Sixth P.M., Cass County, Nebraska, the centerline of said 30 foot wide strip being described as follows:

Commencing at the North Quarter Corner of said Section 6; thence S00°40'01"W (assumed bearing) on the East Line of the Northeast Quarter of the Northwest Quarter of said Section 6, a distance of 1314.71 feet to the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 6; thence S89°34'49"E on the North Line of said Southwest Quarter Northeast Quarter, a distance of 443.64 feet to the true point of beginning; thence S14°30'28"E, 152.12 feet; thence S46°27'50"E, a distance of 152.18 feet; thence S06°01'40"W, a distance of 47.22 feet; S38°00'54"W, a distance of 38.94 feet; thence S45°05'18"W, a distance of 118.93 feet; thence S15°33'01"W, a distance of 185.92 feet; thence S27°43'04"W, a distance of 77.34 feet; thence S05°54'42"W, a distance of 124.42 feet; thence S44°09'00"W, a distance of 294.23 feet; thence S50°38'59"W, a distance of 263.48 feet; thence S39°34'04"W, a distance of 125.22 feet; thence S53°09'51"W, a distance of 365.59 feet; thence S67°51'51"W, a distance of 98.48 feet to a point on the East Line of a parcel of land previously described and recorded in Deed Book 177, page 774 of the Cass County Register of Deed's records, this being the point of termination. The sidelines of said 30 foot wide strip to be lengthened or shortened at angle point intersections.

subject to easements, highway right-of-ways, and restrictions of record.

## EXHIBIT "2" LEGAL DESCRIPTION

### Parcel No. 2:

The Northeast Quarter of the Northwest Quarter, excluding Tax Lots 26 and 33, together with that part of the Northwest Quarter of the Northeast Quarter lying west and south of an existing creek, all in Section 6, Township 11 North, Range 9 East of the Sixth P.M., Cass County, Nebraska.

5255



# Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and Items 1-25 are accurately completed.

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
CASS - 13				Mo. 11 Day 6 Yr. 15		Mo. 11 Day 5 Yr. 15	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Windmill Management, LLC				Grantee's Name (Buyer) Jerry Maher and Janice Maher			
Street or Other Mailing Address 101 East Graham Ave.				Street or Other Mailing Address 2630 W. Ashland Rd			
City Council Bluffs		State IA		City Valparaiso		State NE	
Telephone Number		Zip Code 51503		Telephone Number		Zip Code 68065	
Email Address				Email Address			
Is the grantee a 501(c)(3) organization?				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If Yes, is the grantee a 509(a) foundation?				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status			(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home	
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt		
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational				

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input checked="" type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input checked="" type="checkbox"/> Easement	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
		<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

11 Was ownership transferred in full? (If No, explain the division.)

Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?

\$0 - Easement only \$100.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes  No  \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes  Dodge County Title No

18 Address of Property

None - only confirms decades old access driveway

19 Name and Address of Person to Whom the Tax Statement Should be Sent

N/A

18a  No address assigned 18b  Vacant land

20 Legal Description

See attached

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 23

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Donald D. Schneider, Attorney (402) 721-0167

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative *Donald D. Schneider* Title Attorney Phone Number 1-5-15 Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 11 Day 9 Yr. 15	\$ Ex 23	79-614	

**Section 6, Township 11 North, Range 9 East  
Cass County, Nebraska**

**Access Easement:**

A 30 foot wide strip of land located in the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter, and the Northeast Quarter of the Southwest Quarter, all in Section 6, Township 11 North, Range 9 East of the Sixth P.M., Cass County, Nebraska, the centerline of said 30 foot wide strip being described as follows:

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